



WARRANTY DEED

Doc#: 1623601008 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/23/2016 10:00 AM Pg: 1 of 3

FIRST AMERICAN TITLE
FILE # 2716531
1/2

THIS INDENTURE WITNESSETH, that the Grantor, **Sandor Williams, a married man** of the City of **Chicago**, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant to **Gerald Mason*** Grantee, as Single, whose mailing address is 7535 S. Peyton Chicago 60649 Illinois, the following described real estate situated in the City of Chicago, County of Cook, and State of Illinois, to-wit:

~~*~~ AN UNMARRIED MAN

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PIN: 17-34-323-070-1003
Address: 3745 S. Michigan Ave., Unit 3, Chicago, IL 60653

DATED THIS 10th DAY OF August, 2016.

Sandor Williams

Opal Blake*

*signing this Warranty Deed for the sole purpose of waiving any and all Homestead Rights.

S Y
P 3
S N
SC Y
INT Y

UNOFFICIAL COPY

State of Illinois)
)SS:
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, **DO HEREBY CERTIFY** that **Sandor Williams**, personally known to me to be the same **person(s)** whose **name(s)** are subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that **they** signed and delivered the said instrument as **their** free and voluntary act for the purposes therein set forth.

GIVEN under my hand and official seal, this 10th day of Aug, 2016.



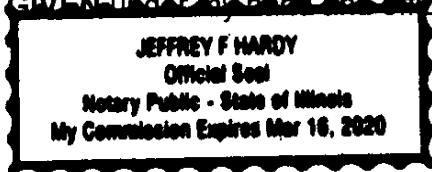
Staci Skura

Notary Public

State of Illinois)
)SS:
County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, **DO HEREBY CERTIFY** that **Opal Blake**, personally known to me to be the same **person(s)** whose **name(s)** are subscribed to the foregoing instrument, appeared before me in person and severally acknowledged that **they** signed and delivered the said instrument as **their** free and voluntary act for the purposes therein set forth.

GIVEN under my hand and official seal, this 11th day of Aug, 2016.



[Signature]

Notary Public

This document prepared by:
Law Offices of Ian B. Hoffenberg LLC
123 N. Wacker Drive Suite 1600
Chicago, IL 60606

After recording return to:
Albin Sporny
PO Box 1048
Mokena IL 60448

Send future tax bills to:
Gerald L. Mason
3745 S. Michigan Ave Unit 3
Chicago IL 60653

REAL ESTATE TRANSFER TAX		12-Aug-2016
	CHICAGO:	1,687.50
	CTA:	675.00
	TOTAL:	2,362.50

17-34-323-070-1003 | 20160801643717 | 2-135-307-072

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		12-Aug-2016
	COUNTY:	112.50
	ILLINOIS:	225.00
	TOTAL:	337.50

17-34-323-070-1003 | 20160801643717 | 1-752-445-760

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Parcel 1:

Unit Number 3 in 3745 S. Michigan Avenue Condominium, as delineated on a plat of survey of the following described tract of land:

Lot 18 in Block 2 in the Resubdivision of Lots 1, 2, 3, 16, 17, 18, 19 and 20 in Brown's Subdivision of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which plat of survey is attached as Exhibit "A" to the declaration of condominium recorded October 25, 2006 as document number 0629815090 together with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to the use of parking space P-3, a limited common element, as delineated on a survey attached to the declaration aforesaid recorded as document number 0629815090.

Permanent Index #'s: 17-34-323-070-1003 Vol.No 526

Property Address: 3745 S Michigan Ave Unit 3, Chicago, Illinois 60653-1533

**COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____**

Property of Cook County Clerk's Office